



We Sell Big Lake!

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

#17 101 Lakeshore Drive, Big Lake, MO

PRICE INCLUDES ALL 3 LOTS!



Here are **THREE** great level adjoining lots with so much potential!! **NEW** carport and concrete and **FULL** camper hook ups **READY TO GO!** Property also includes a large fenced area and barn (goats not included)☺. The afternoon shade trees are hard to beat! Just a short walking distance from the General Store and across the road to the lake and free boat ramp access! These lots are great for having your own camping spot or rent out with plenty of space to add more camper spots! This is a great location to even build a cabin if you like the quiet feel of the country, skipping the gravel roads and having highway access!! If you have ever thought about a small business, this would be a great place to put a boat storage or even a car wash, these lots would be ideal highway for a place to wash off your boat and camper!!!! The possibilities are endless!

Price: \$45,000.00

~~PRICE REDUCED! \$43,500.00~~

~~JULY SPECIAL! \$39,500.00~~

NEW PRICE! \$35,000.00 ALL 3 LOTS!

Lot Size: Approx. 240' X 130

Water: City

Sewer: 1,000 gal. concrete septic tank

School District: Mound City R-2

Taxes: 2016 taxes were \$235.94

Other Features:

- Walking distance from the lake
- Walking distance to free boat ramp
- Fire pit
- 25' X 20' Carport on a 29' X 24' concrete pad
- 24' X 12' barn
- Large cattle panel fenced in area w/ heavy duty gate
- Nice great big shade trees!
- New rocked full wrap around circle drive
- Great location near Big Lake state park
- 3 water hydrants!
- Great garden area!
- Small 10' X 10' concrete pad (with extra hydrant)
- BRAND NEW 16' X 32' concrete pad for a camper!
- Easy access made for lid of septic!
- Great quiet corner lots!
- FULL camper hook ups with 50 Amp service
- Underground shelter (Not used Needs attention)

LISTING AGENT:

Ryonee McCann (409) 790-5283 or ryonee@barnesrealty.com

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.

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